

*Unified Development  
Ordinance (UDO)  
Overview*

*August 7, 2006*

*Planning Board Public Hearing*

# *What is a UDO?*

## *Why do it?*

- Unified Development Ordinance combines all land use regulations under one chapter of the Code of Ordinances providing a streamlined review and approval process.
- Implementation tool of the 7 Small Area Plan (SAP) principals and recommendations in set of coordinated regulations.
- Existing regulations outdated and required major rewriting in order to accommodate current development trends.

## *Key Issues*

- Density/Land Use Zoning District Conversions
- Conditional Zoning Districts-Planned Development
- Family Subd/Road Maintenance/Minor-Major Subd
- Special Districts/Overlay Districts
- Development Standards/Site Plan Illustrations
- Signs/Architectural Design
- Home Occupations Broadened
- Nonconformities
- Manufactured Housing-Affordable Housing

# *Article III Procedures*

## **Subdivision Classifications (Family)**

### **Current:**

- Level 1 Family subdivision: up to 2 lots without road improvement, (requires 45' r/w)
- Level 2 Family subdivision: 3-5 lots with gravel to State standards, no paving required, (requires 45' r/w)

### **Proposed:**

- Delete Level 2 Family subdivision
- Redefine family subdivision to include existing lot (parent) plus 2 additional lots for total of 3 lots on a 45' r/w, without road improvements.

### **Rationale:**

- Deleting Level 2 Family subdivision creates conformity with DOT criteria & Major subdivision

# *Article III Procedures*

## **Subdivision Classifications (Minor)**

### **Current:**

- Up to 5 lots with accompanying driveway cuts fronting along existing State maintained Road

### **Proposed:**

- Up to 3 lots fronting along existing State maintained Road

### **Rationale:**

- Reduces number of driveway cuts on existing State maintained roads therefore enhancing traffic safety



# *Article III Procedures*

## **Transfer of Development Rights**

### **Current:**

- Not Addressed

### **Proposed:**

- Further review after UDO adoption

### **Rationale:**

- Focus development on areas that allow for higher development density while permanently protecting environmental sensitive land or rural areas
- New legislation effective 1/1/06 allows for development agreements which gives local government and developers more flexibility.

# Sample Page of Use Chart

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# *Article IV Zoning Districts*

## **Special and Overlay Districts**

- Planned Developments – buildings over 50,000 s/f variety of uses (from 5 down to 2)
- Village District – high density special design criteria
- 321 Economic Development – protect scenic 321
- Mountain Protection Overlay – 1100 ft elevation
- Rural Preservation Overlay - 100-ft setback
- Catawba River Corridor Overlay - .75 acre lot with 100 foot width, allows 3 flag lots with 45' rw, front
- Mixed Use Corridor – expanded (150, 16 north, 127, Springs Road – higher standards)

# *Article V Development Standards*

## **Mobile Home Standards**

### **Switchouts:**

- Existing mobile homes could be switched out.  
(5600 SW, 4300 DW = 30%) + 30 MHP
- Standing seam pitched metal roofs are allowed.

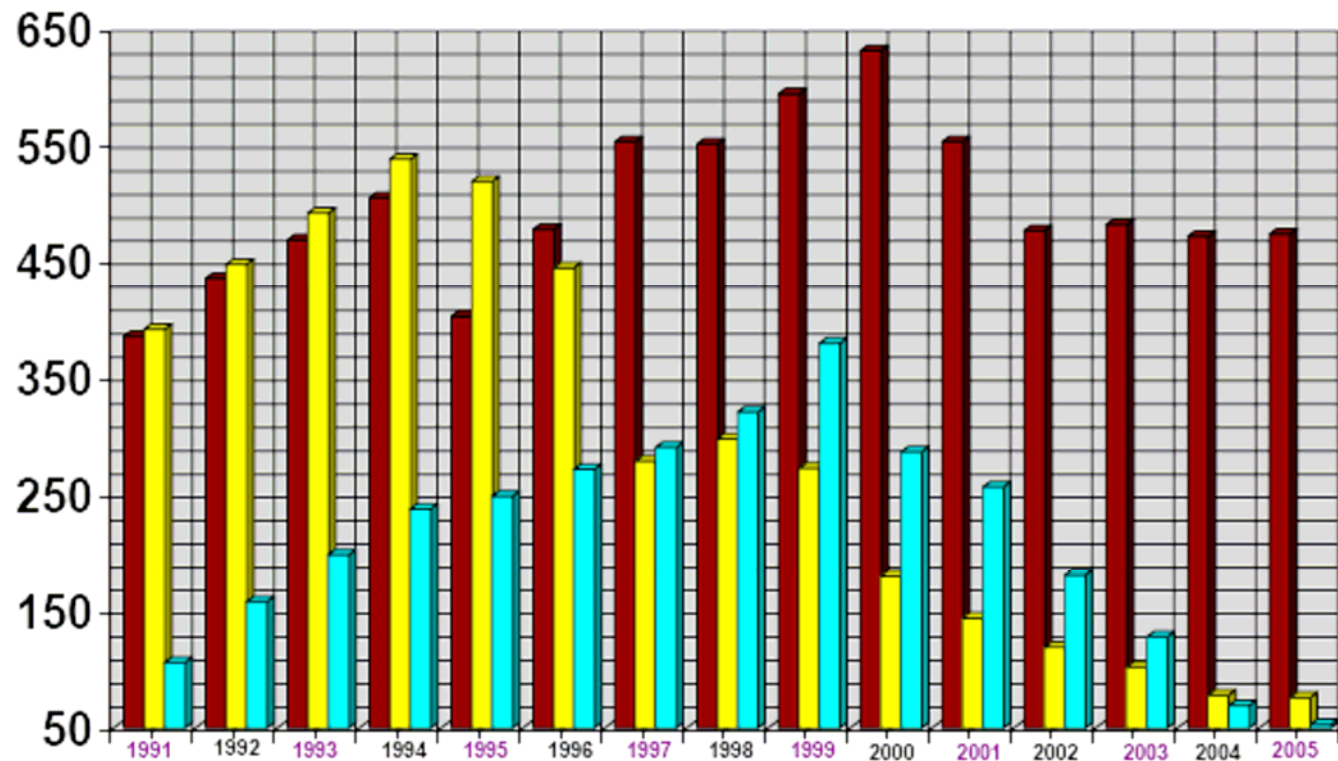
### **Mobile Home Parks:**

- 5 year period to come into conformance with entranceways and peripheral screening. (27 of 30)

### **Subdivisions:**

- Subdivisions at 50% or over build out can continue to be built out with DW MH. Below 50% modular or stick built.

# Mobile Home Building Permit History



RESIDENTIAL PERMIT HISTORY

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Stick Built	386	436	469	505	403	478	553	551	594	631	553	477	482	472	474
Singlewides	392	448	492	538	519	445	279	298	273	180	144	119	102	78	76
Doublewides	106	158	199	238	249	272	291	321	380	287	257	181	128	69	53

Note: Permits for singlewide and doublewide manufactured homes include placement of new homes and replacement of existing homes

In 2005 Doublewide: 36 new, 17 replacement

Singlewide: 38 new, 38 replacement, 16 new metal-on-metal and 9 replacement metal-on-metal were permitted

# *Article V Development Standards*

## **Sidewalks**

### **Proposed:**

- Require sidewalk on 1 side for high density (1/2 acre lot) residential developments of over 25 lots
- Require in PD, overlay & special districts between buildings / parking areas & along front of buildings
- Require in non-residential developments along major thoroughfares
- Require along frontage of commercial buildings adjacent to foundation plantings



*Sidewalk – fronting  
commercial building within  
development*

*Sidewalk – contrast  
commercial parallel to street  
& no sidewalk along road  
front*





# *Article V Development Standards*

## **Building Construction Materials**

### **Proposed:**

- For non-residential structures within the PD overlay and special districts prohibit manufactured, mobile & metal buildings (metal may be used for accents)
- Metals may be used in the general commercial or industrial districts as the primary material if buildings are not part of a PD.
- Prohibit the use of smooth vinyl, unpainted cinder-block walls



*Construction Materials.  
Foundation Plantings  
and Sidewalks*





## *Entranceways – median entranceways*

- *Aesthetically Pleasing*
- *Traffic Calming and Channeling*
- *Credits for Open Space*





# *Article V Development Standards*

## **Commercial Area Parking Lot Enhancements**

### **Current:**

- Require 8' landscaping around parking areas
- Silent on internal landscape islands

### **Proposed:**

- Require a 12' landscape strip around parking area when visible from public street and 8' when not visible from public street
- In areas for all non-residential districts and multi-family, require 1 island per 15 parking spaces when parking is not visible from the street, and 1 island per 10 spaces where parking is visible



*Parking – without landscaped islands*



*Parking – with landscaped islands*



# *Article V Development Standards*

## **Open Space Requirement**

### **Current:**

- Optional cluster subdivision requires 30% open space

### **Proposed:**

- 2500 square feet per lot with incentive of additional lots for increased open space
- Primary (25%) and secondary (75%) open space
- Improved trail system in secondary open space
- Incentive for preservation of road frontage and perimeter vegetation (1 for 2 secondary open space)

### **Rationale:**

- Recommendation for mandatory open space in SAP
- Open space is proportional to number of lots in development

# *Article V Development Standards*

## **Signs**

### **Proposed:**

- The type of road and speed limit determine maximum height and area
- Max. of one ground mounted two-sided sign per use
- Multi-tenant facilities could have a sign for the complex plus an individual sign for each tenant
- One wall sign per street frontage use with maximum to 10% of area of building face
- Light emitting diode (LED) signs and other electronic conveyance technology is allowed with a setback of 50'.

### **Prohibited Signs:**

- Portable, roof, posters, streamers, windblown signs such as banners, balloon are prohibited as permanent signs.

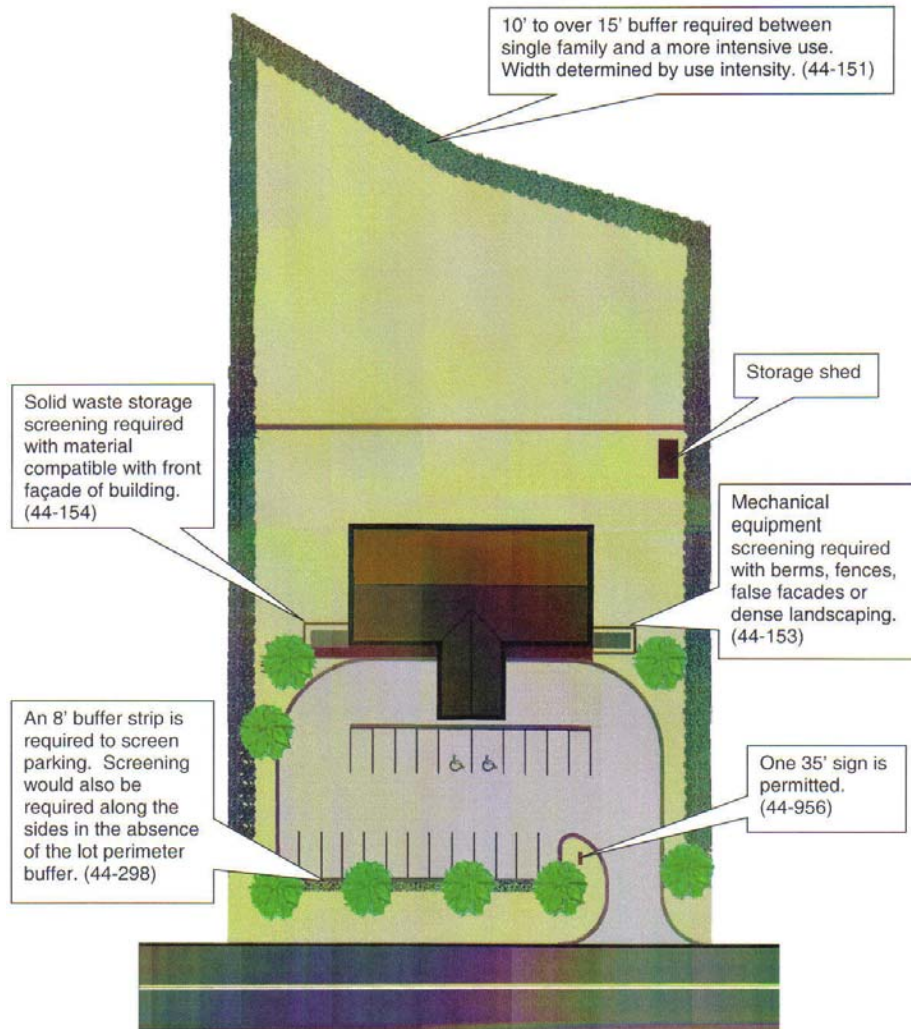
### **Billboards:**

- Billboards may have LED technology on a 1 for 3 exchange and must be separated from another LED sign by a minimum of 4000 feet.



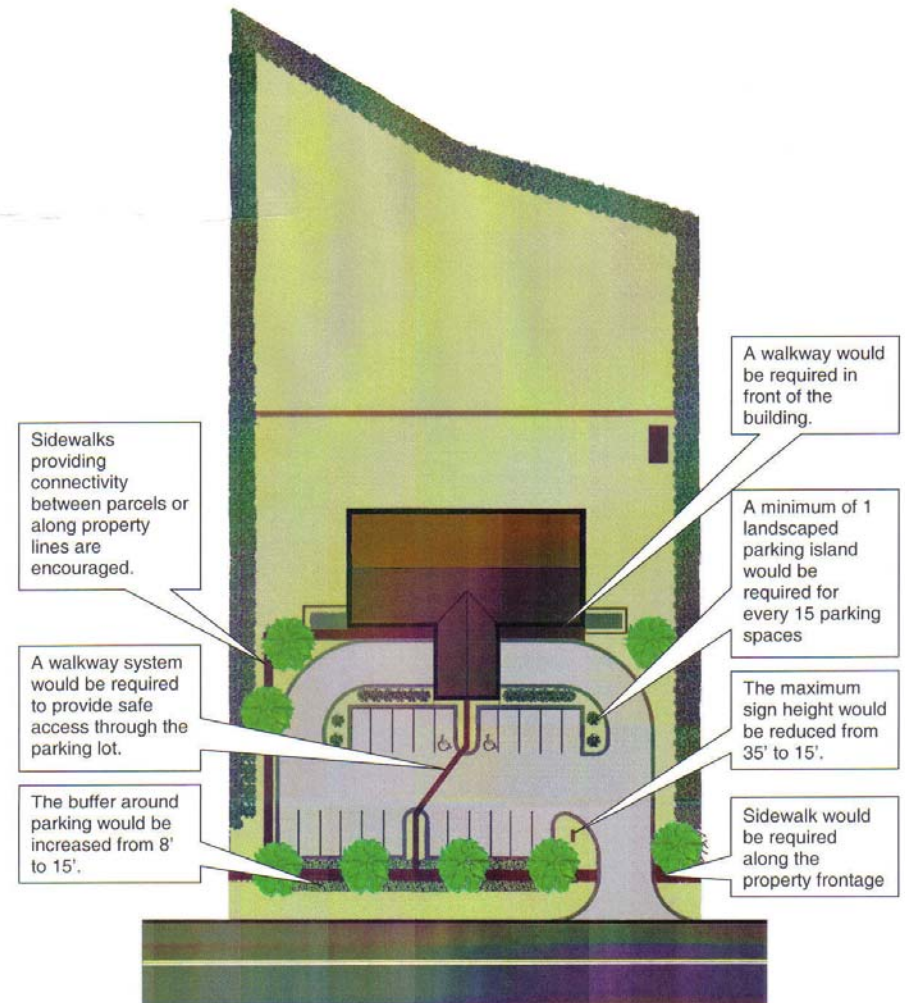
### Current County Code – Single Use Commercial

These regulations will remain in place with the adoption of the UDO



### Proposed Changes with the UDO – Single Use Commercial

These regulations would be in addition to the current regulations.



# *Article VI Special Purpose Regulations*

## **Home Occupations/Cottage Businesses**

### **Current:**

- Allow certain uses provided that located within house and only max. 25% of home used

### **Proposed:**

- Keep home occupations as currently regulated
- Allow cottage businesses in detached accessory buildings on the same lot or on an adjacent lot as a principal structure, if under same ownership, occupying less than 50% of the floor area of the principal structure, such as woodworking, plumbing & electrical businesses up to a maximum 2 nonresident employees.
- Special Use Permit required.

# *Article VII Nonconformities*

## **Nonconforming Buildings or Structures (commercial)**

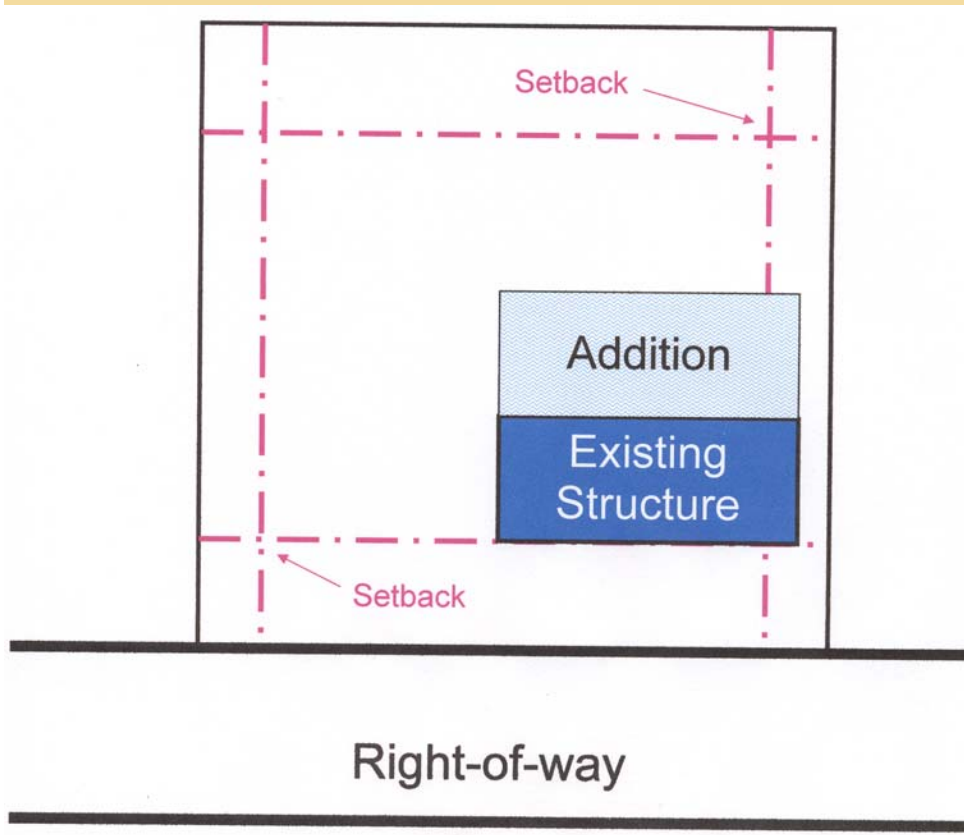
### **Proposed:**

- Administrative approval for existing building enlargements up to 10%
- Expansions over 10% require BOA approval
- Landscaping & parking improvements required for existing & new structures, unless BOA grants special exception
- Allow expansion of a nonconformity with addition of a new free standing building

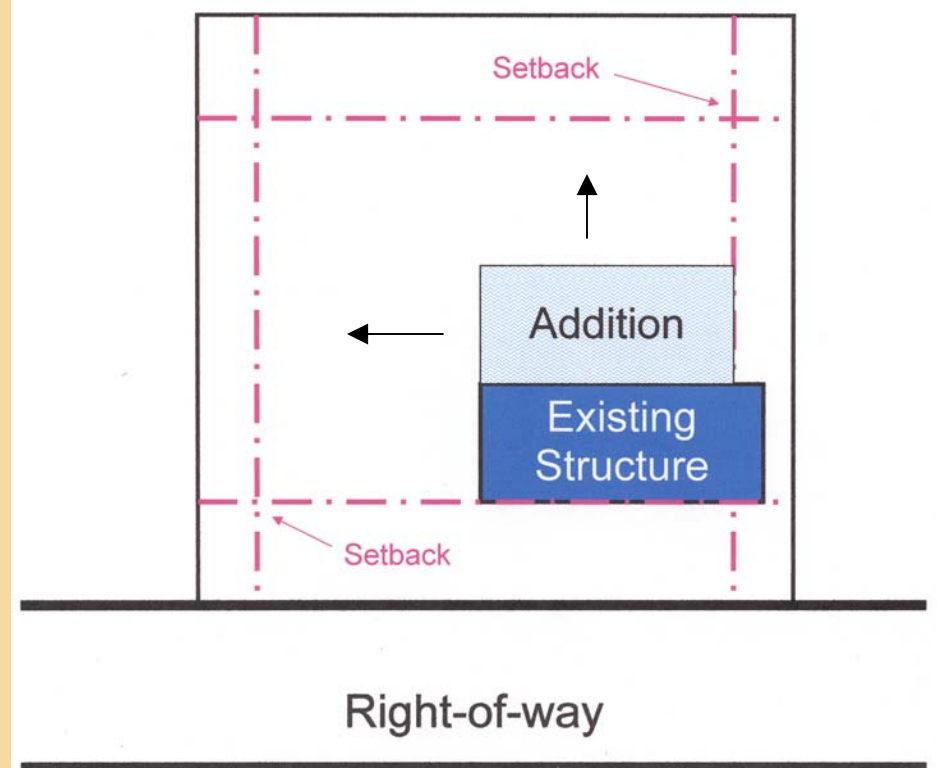
### **Rationale:**

- Creates parity between conforming & nonconforming businesses
- Allows flexibility for staff review of minor expansions

## Current ordinance



## Proposed ordinance





## *Public Presentations*

- Joint Meetings of the 7 SAP Committees – 2 meetings
- Bar association
- Surveyors Association
- Mobile Home Park Owners
- Mobile Home Park dealers and State Association
- Chamber of Commerce Land Use Committee (5 meetings)
- Chamber of Commerce Board of Directors
- Catawba County Homebuilders Association (Joint meeting with Chamber)

## *Public Presentations (continued)*

- Catawba Catawba Valley Association of Realtors  
(Joint meeting with Chamber)
- Chamber of Commerce SE Chapter Business After Hours meeting
- Churches within County's jurisdiction
- Planning Board workshops (2 meetings)
- Public Forums (2 meetings) east & west
- NAACP

# *Public Notifications & Hearings*

- Series of published articles (4 area newspapers)
- Television spot
- ¼ page ads run weekly for 8 weeks, in 3 newspapers
- Standard legal ad (2 ads 10 – 25 days before public hearings)
- Posting of 12 signs at key entrance ways
- Posting of UDO and facts & brochure on County website
- Hard copies of UDO and maps in 8 area libraries

## *Public Notifications & Hearings (Continued)*

- 1<sup>st</sup> class mailings to property owners of 41,000 parcels notifying them of rezoning actions, along with a question/answer insert and small scale map
- Scheduled drop-by sessions for questions (4 sessions including day and evening hours)
- Planning Board Public Hearing Aug. 7
- Board of Commissioners Public Hearing Aug. 21
- Board of Commissioners Public Hearing Sept. 18

# *Recommendation*

**Staff Recommends the draft UDO as presented with the addition of the following**

1. Items to be incorporated in the UDO—not in draft
  - a. Switchout of singlewides by right.
  - b. Hotels and motels permitted use in MUC-O
  - c. Non-permitted businesses - 2 year grace period if in business as of 1/1/06, policy statement
  - d. Sidewalks – given open space credit on 2 for 1 basis
  - e. Campgrounds in commercial and residential districts – 5 acre min. 100' setback, 1500 s/f per space plus 1500 s/f open space, can be used as principal use or accessory to marinas
  - f. Marinas – allow retail sale of boats as accessory use
  - g. School capacity – lift school capacity restrictions, adopt density patterns recommended on SAPs (as modified)

## *Recommendation (Continued)*

- h. County Utilities – Up to 100 lots connecting to public utilities, higher densities allowed—PD optional. Over 100 lots connecting to public utilities, higher densities allowed—PD required.
  - i. Big Box – 75,000 s/f, adaptive reuse plan, facades greater than 100 linear feet must have recesses or projections totaling at least 25% of facade length.
- 2. All applications which have not been recommended or approved by the PB, BA or SRB prior to the effective date of the UDO are subject to the new UDO regulations.
- 3. Technical and grammatical corrections